

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Mixed-use site comprising a car showroom
(with existing lawful use by virtue of the
passage of time) and two residential flats

184-186 Rickmansworth Road, Watford, WD18 7JS

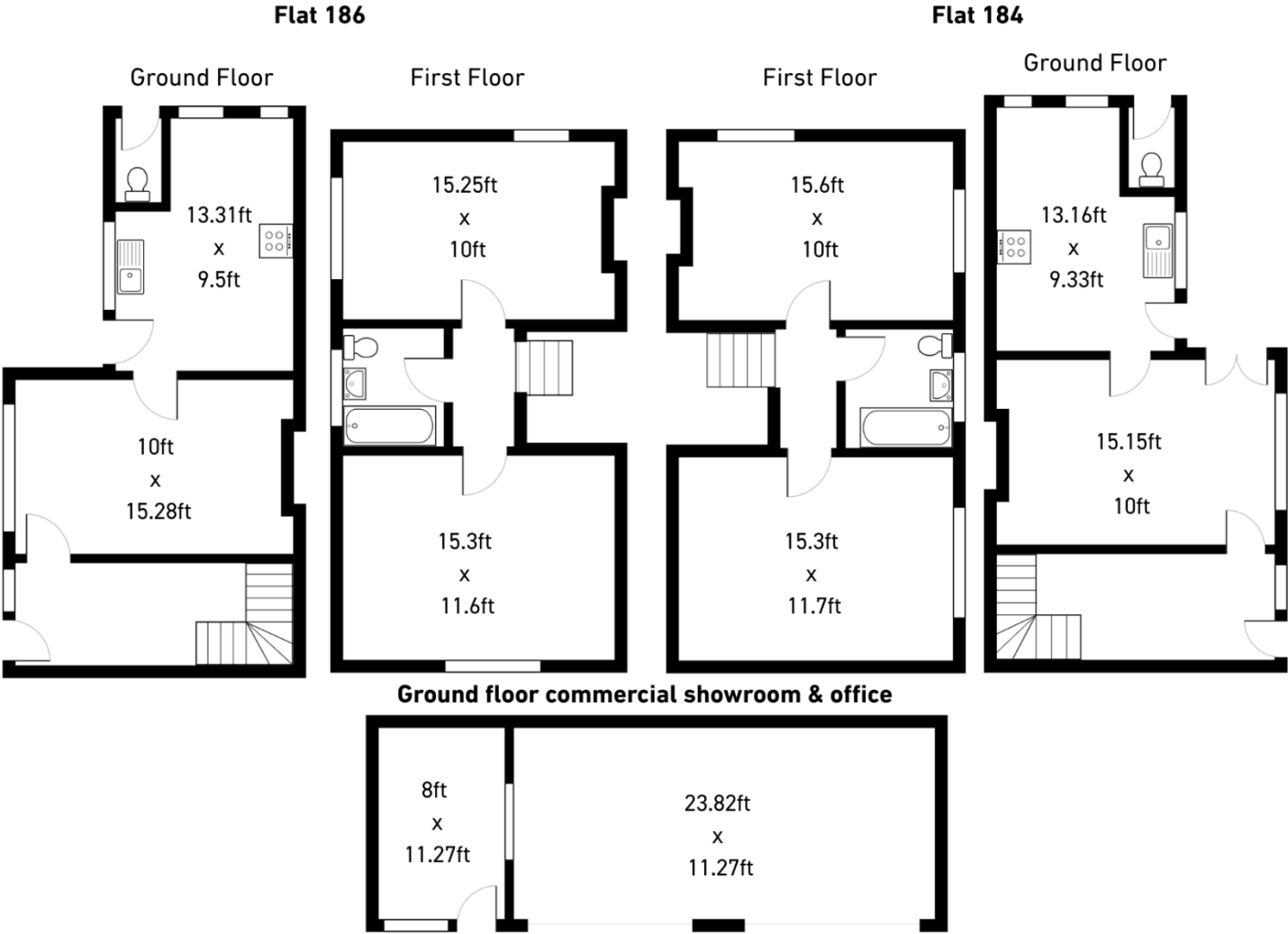


These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.



ACCOMMODATION

	Sq ft	Sq m
Showroom	268	24.93
Office	90	8.37
Flat 184	639	59.4
Flat 186	642	59.7
Rear Yard Area	1,300	120.77



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Prominent location on Rickmansworth Road
- ✓ 2 two-bedroom duplex flats
- ✓ Rear parking area of approx 1,300 sq ft
- ✓ Mixed-use site comprising a car showroom (with existing lawful use by virtue of the passage of time)

LOCATION

The property occupies a prominent position fronting Rickmansworth Road (A412), approximately one mile to the west of Watford Town Centre. Benefiting from excellent visibility on a busy arterial route, the property sits next to the BYD car dealership and close to the Morrisons superstore. The surrounding area comprises an established mix of residential and commercial occupiers, with convenient access to Watford Metropolitan Station and the M1 and M25 motorways.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

The property comprises a ground floor commercial unit beneath residential accommodation, previously operating as a car sale site with a separate office and two external WCs to the rear. The commercial element further benefits from parking to the rear. There are two self-contained duplex flats each with independent access from either side of the building, comprising a kitchen and living room at ground floor level, with two bedrooms and a bathroom on the first floor.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£45,000 per annum exclusive.

RATES

Rateable value 26/27: To be separately assessed.

VAT

To be confirmed.

EPC

Flat 184 – D 58

Flat 186 – D 58

Commercial unit - TBC

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